




NORFOLK

Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager 

FROM: George Homewood, AICP, Director of City Planning 

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 3127 Montana Avenue

DATE: January 29, 2016

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	3127 Montana Avenue	Neighborhood:	East Fairmount Park
Zoning:	R-7	Standard Lot Size:	60 Ft. x 100 Ft.
House Type:	1 Story Single Family	Proposed Lot Size:	30 Ft. x 100 Ft.
House Size: (Width x Depth)	23.9 Ft. x 54 Ft.	Square Footage:	1,296 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



Office of Housing
Department of Planning and Community Development
Development Certification for Non-Standard Lots

Applicant Information


Applicant Name:	James R. Overbey Jr.	Date of Application:	June 2, 2015
Mailing Address:	278 Fair Meadows Road		
City, State, Zip Code:	Virginia Beach, VA 23462		
Phone Number:	757.477.2493	E-Mail:	

Property Information

Location:	3127 Montana Avenue	Neighborhood:	East Fairmount Park
Zoning:	R-7	Standard Lot Size:	60 Feet x 100 Feet
House Type:	1Story Single Family	Proposed Lot Size:	30 Feet X 100 Feet
Proposed House Size:	23.9 Feet x 54 Feet	Square Footage:	1,296 SF

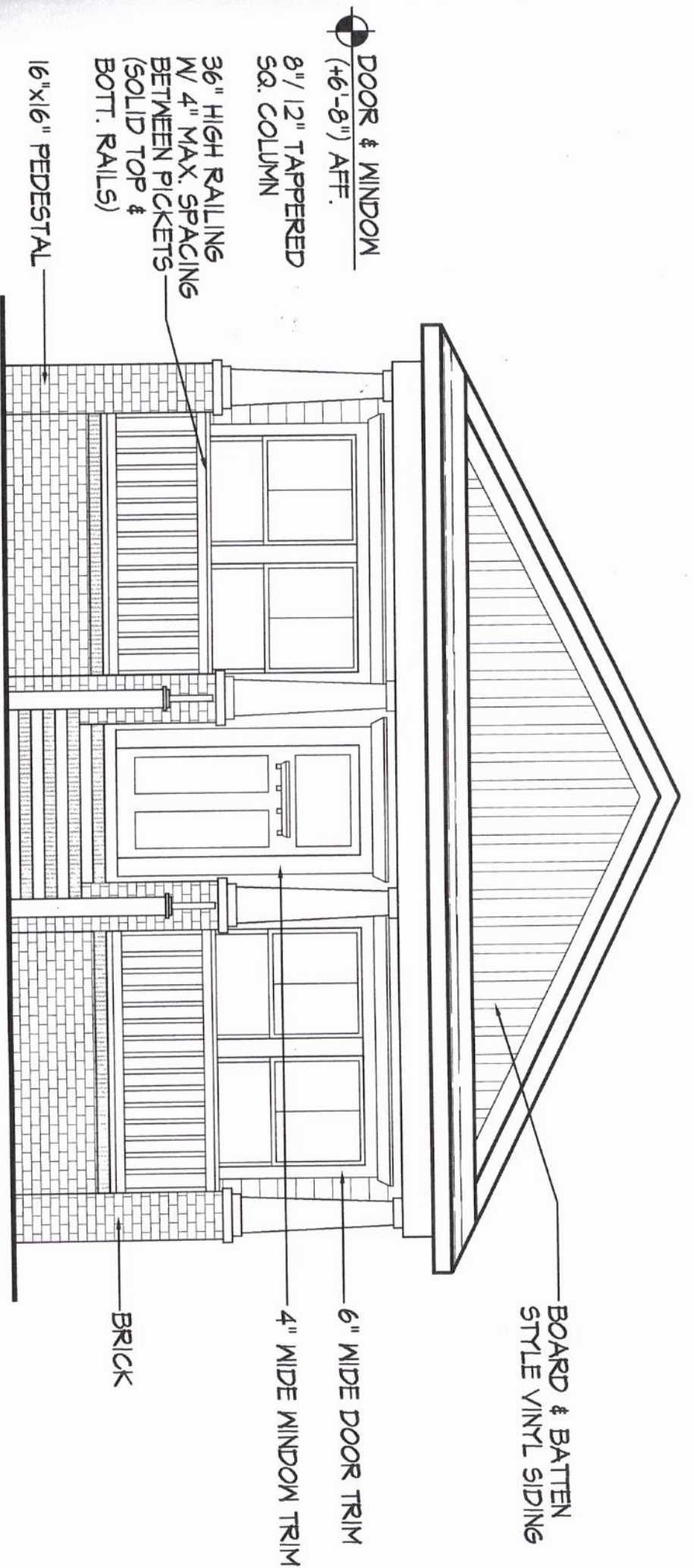
The proposed building plans and elevations for development of the site at 3127 Montana Avenue and located in the East Fairmount Park neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch(es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.


George Homewood, AICP, Director
City Planning

January 25, 2016
Date

BC: City Manager's Office
City Planning Director
Program Manager
Building Official



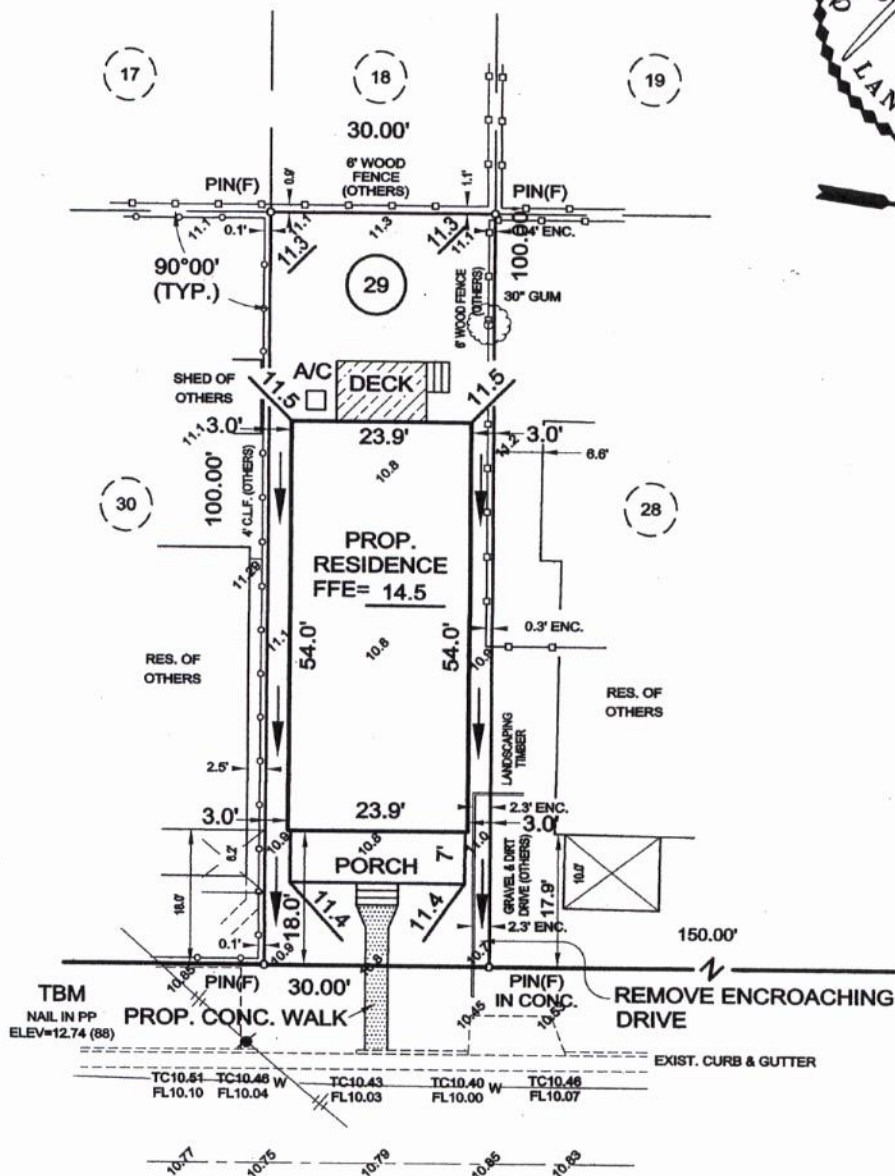
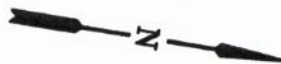
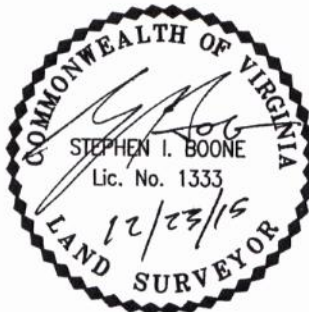
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

- NOTE: 1) ELEVATIONS BASED ON CITY OF NORFOLK DATUM (NAVD88)
 2) THIS SITE TO BE SERVED BY CITY WATER & SEWER
 3) THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND UTILITIES THAT AFFECT THIS PROPERTY.
 4) IT SHALL BE THE RESPONSIBILITY OF THE OWNER /CONTRACTOR TO VERIFY ALL BUILDING DIMENSIONS, BUILDING SETBACKS, AND DEED RESTRICTIONS.
 5) FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.

THE PROPOSED RESIDENCE SHOWN HEREON IS IN FLOOD ZONE "X"
 FIRM MAP CITY OF NORFOLK COMMUNITY NO. 510104
 MAP REVISION: SEPT. 2, 2009 PANEL NO. 0105F

EXISTING ELEV. 00.0
 PROPOSED ELEV. 00.0
 DRAINAGE FLOW →
 PROPOSED SWALE ---
 MATCH GRADE M.G.
 TREE TO BE REMOVED ✕



UPSHUR STREET (50' R/W)
 (FORMERLY WATSON STREET)

MONTANA AVENUE (50' R/W)
 (FORMERLY MARYLAND AVENUE)

SITE PLAN OF

3127 MONTANA AVENUE, NORFOLK, VIRGINIA
 LOT 29, BLOCK S

EAST FAIRMOUNT
 M.B. ,6, PG. 72 (CHESAPEAKE)

FOR: MAVERICKS

STEPHEN I. BOONE & ASSOCIATES, P.C.
 LAND SURVEYORS
 PORTSMOUTH, VIRGINIA

SCALE: 1" = 20'

DATE: DECEMBER 23, 2015